



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1100 • FAX (508) 839-4602
www.grafton-ma.gov

**BOARD OF SELECTMEN
MEETING AGENDA**

December 6, 2016
Municipal Center, Conference Room A
7:00 p.m.
AMENDED

CALL TO ORDER

ANNOUNCEMENTS

PUBLIC COMMENTS

1. SCHEDULE

- a) EVR Fire Assessment – Michael Wilbur
- b) Grafton & Upton Railroad – David Swirk, General Manager

2. APPOINTMENTS

a) Town Administrator

- i. Administrative Assistant to the Board of Selectmen

b) Board of Selectmen

- i. [Zoning Board of Appeals Alternate – Karl Chapin](#)
- ii. Records Access Officer – Donna Girouard

3. RESIGNATIONS

- a) [Martha Chartier – Council on Aging Van Driver](#)

4. NEW BUSINESS

- a) [Vote to sign – Dan Hill Law Contract](#)

- b) [Vote to approve – 4 One Day Beer & Wine Licenses for Tufts – December 7, 2016, March 8, 2017, April 5, 2017, and May 3, 2017](#)
- c) [Vote to allow chair to sign – Compliance Certificate for 2 Flint Pond](#)
- d) [Vote to allow Town Administrator to sign – Affordable Unit Refinancing, 6 Peters Way](#)
- e) [Vote to approve annual renewal of licenses – Per List](#)
- f) [Vote to sign Special Town Meeting Warrant – January 9, 2017](#)
- g) [Vote to proclaim April 28, 2017 Arbor Day and allow the Chair to sign proclamation](#)

5. SELECTMEN REPORTS / TA REPORTS

6. CORRESPONDENCE

- a) Letter from Blatman, Bobrowksi, Mead & Talerman, LLC

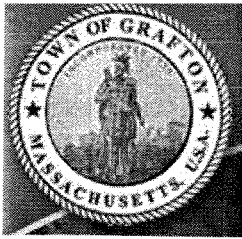
7. DISCUSSION

8. MEETING MINUTES

EXECUTIVE SESSION

MGL Chapter 30A, Sec. 21(3)
Litigation Update
Litigation Strategy
Union Negotiations
Land Negotiation
Non Union Negotiations
Strategy for Negotiations
Minutes

ADJOURN



Grafton, MA

30 Providence Road

Phone: 508-839-5335

Citizen Activity Form

Good Government Starts with You

Date Submitted: November 14, 2016

Name: Karl D Chapin

Home Address: 233 Magill Dr Unit 9
GRAFTON, MA 01519

Mailing Address: 233 Magill Dr. Unit 9
GRAFTON, MA 01519

Phone Number(s): (210)722-2995 - Unspecified

Email Address: angelvoicer@msn.com

Current Occupation/Employer: Retired

Narrative: Past Elected Planning Board member for Millbury

Board(s) / Committee(s): BOARD OF ASSESSORS
☒ ZONING BOARD OF APPEALS

Sent to Katrina to share w/ ZBA
see if they want to appoint as alternate

He should be attending

Cindy Ide

From: Katrina Koshivos
Sent: Wednesday, November 16, 2016 1:11 PM
To: Cindy Ide; William McCusker
Subject: Re: ZBA

Cindy,

Yes, Bill would like to have him appointed to the board. Please let him know.

Thanks,

Katrina Koshivos
Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA 01519

508-839-5335 ext. 154

On Wed, Nov 16, 2016 at 8:50 AM, Cindy Ide <idec@grafton-ma.gov> wrote:

Great, thanks. Let me know if they wish to appoint, I'll get it in the right folder this time!

So far, BOS next meeting is December 6

From: Katrina Koshivos [mailto:koshivosk@grafton-ma.gov]
Sent: Wednesday, November 16, 2016 8:47 AM
To: Cindy Ide
Subject: Re: ZBA

Cindy,

I will forward to my board

July 19th, 2016

To: Tim McInerney

cc: Barbara Connelly

RE: RETIREMENT

I Martha Chartier give my notice of retirement from the Council on Aging effective November 28th, 2016.

A handwritten signature in cursive script, reading "Martha Chartier", written in dark ink. The signature is positioned above a horizontal line.

Martha Chartier

HOURLY FEE AGREEMENT

To be Executed in Duplicate

Dated: November 16, 2016

The Town of Grafton, 30 Providence Road, Grafton, MA 01519 (the "Client"), retains Hill Law (the "Firm") to perform the legal services described in Paragraph 1, below. The Firm agrees to perform those services faithfully and with due diligence.

1. The matter in which the services are to be performed is advice concerning applications under General Laws Chapter 40B, Sections 20-23 filed with Grafton Zoning Board of Appeals.

2. The Client agrees to pay for services at the following hourly rates:

Attorneys	\$175.00
Paralegals	\$75.00

3. The Firm will bill the Client monthly for time spent on this matter. Each bill will describe the services performed, the persons performing them, and their hours and hourly rates.

4. Any time spent on this matter (conferences, telephone calls, depositions, drafting documents, research, court time, travel time, etc.) will be billed at the above hourly rates. Time will be charged in minimum units of one-tenth (.1) of an hour. The Client will not be billed for secretarial time, except for overtime reasonably required, which will be billed at cost.

~~5. The Client agrees to provide the Firm with a retainer of \$2,000 to be applied to the Firm's monthly bills, and to replenish that retainer upon request. The Client agrees that, if the Client fails to replenish a retainer within 30 days of a written request, the Firm may terminate this Agreement, cease providing services and withdraw any appearance it may have filed, subject to its ethical obligations.~~

6. The Client agrees to pay the Firm for its reasonable expenses and disbursements (travel, transcripts, expert consultants or witnesses, investigative expenses, copying, custom printing, official fees, excess postage, etc.). These costs will be itemized, billed, and paid monthly. The Client acknowledges that it may be appropriate to retain one or more expert consultants or witnesses in this matter, and the Client will retain any such consultants or witnesses directly. The Firm will not incur any expense of more than \$1,000 without the Client's prior approval.

7. The Client will pay each bill from the Firm within 30 days. If the Client fails to pay a bill within 30 days, the unpaid portion will accrue simple interest at the rate of 12% per year from the date the bill was sent. In addition, the Firm may terminate this Agreement, cease providing services and withdraw any appearance it has filed, subject to its ethical obligations.

8. The Firm will keep the Client informed of the status of this matter. It will send the Client copies of all significant papers. It will return the Client's telephone calls as quickly as possible. The Firm will make every effort to represent the Client promptly and efficiently, according to the highest legal and ethical standards.

9. The Client is entitled to the Firm's research and other work product (other than notes) for which it has paid. The Firm may destroy its files in the matters on the third anniversary of the termination of this Agreement, unless the Client requests the files before that date.

This agreement and its performance are subject to Rule 1.5 of the Rules of Professional Conduct, which rule sets forth certain provisions related to how attorneys charge for their fees.

WE HAVE READ THIS AGREEMENT BEFORE SIGNING IT.

TOWN OF GRAFTON

By:

HILL LAW

By: Daniel C. Hill

DATE: November 8, 2016

Company Name: _____

Application for and/or renewal of Town Licenses. Please complete both sides and return to the Board of Selectmen with your payment.

**** The Board of Selectmen meet on the first and third Tuesday of every month. If your application and/or renewal is not received and processed by Noon on Wednesday prior to the Selectmen's meeting on said Tuesday, your request will be delayed until the next scheduled meeting.**

SPECIAL NOTICE. If you use scales or measures, you must have these devices tested annually by the Sealer of Weights and Measures in accordance with Chapter 9B of the Massachusetts General Laws.

Campus Wide Work in Progress', Varis Lecture Hall, Large Animal Hospital. 4:15 PM to 5:15 on December 7, 2016, March 8, 2017, April 5, 2017 and May 3, 2017

Date(s) of Function

Location of Function

To the Honorable Board of Selectmen
Town of Grafton, Massachusetts

I hereby respectfully make application for a Renewal () / Original () license as indicated by (X), for which the fee is enclosed.

- | | |
|--|--------------------------------------|
| () Garage Class _____ (\$100) | () Music (\$10) |
| () Peddler (\$25.00) | () Common Victuallers (\$25) |
| () Pool Room, _____ tables at (\$25) each | () Innholders (\$25) |
| () Bowling, _____ alleys at (\$25) each | (X) One Day Beer & Wine (\$25) x [4] |
| () Auctioneer (\$25) | () One Day All Alcoholic (\$25) |
| () One Day Auctioneer (\$10) | () Second Hand Articles (\$40) |
| () Pinball (\$30). Include name and manufacturer of machine below. If more space is needed, please use reverse side | |

Business Name: Cummings Associate Dean for Research Office

License in name of: Trena Haroutunian

Title: Program Assistant, for Associate Dean of Research

Business Address: Associate for Dean of Research
Cummings School of Veterinary Medicine at Tufts University
200 Westboro Road
North Grafton, MA 01536-1895

Phone No.: 508-839-8788 Email:
trena.haroutunian@tufts.edu

Residence: _____ N/A

Phone No. _____ N/A

Name: _____

Manufacturer: _____

Rebecca Meekins

From: Haroutunian, Trena M.
Sent: Friday, December 02, 2016 11:21 AM
To: Rebecca Meekins
Subject: RE: One Day Beer & Wine Licenses

Hi Rebecca,

This is a one-hour seminar from our faculty at the Cummings School, where they present their research. The audience is about 20-25 people. We offer beer and wine. Not everyone partakes (maybe about 15) and no one ever has more than one glass or one beer.

Let me know if you require more information.

Thank you,
Trena

From: Rebecca Meekins [mailto:meekinsr@graffon-ma.gov]
Sent: Friday, December 02, 2016 11:14 AM
To: Haroutunian, Trena M. <Trena.Haroutunian@tufts.edu>
Subject: One Day Beer & Wine Licenses

Good morning,

Could you please provide a brief summary of the events for the One Day Beer & Wine Licenses on December 7, March 8, April 5 and May 3? The Board will consider these licenses on December 6 at their regularly scheduled meeting.

Thank you

Rebecca Meekins
Office of the Board of Selectmen
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

(p) 508-839-5335
(f) 508-839-4602

Signature of Applicant:

Jonathan H. Hines

PLEASE COMPLETE THE REVERSE SIDE

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A. I certify under the penalties of perjury that, to my best knowledge and belief, I have filed all State tax returns and paid all State taxes required under law.

Trustees of Tufts College, c/o Cummings School of Veterinary Medicine Dean's Office

(Print) Name (of individual or Corporation as applicable)

200 Westboro Road

Street Address

North Grafton

MA

01536

City/Town

State

Zip Code

* Signature of Individual or
Corporate Name (mandatory)

Executive Associate Dean
Joseph M. Hines
Re: Corporate Officer
(mandatory, if applicable)

FEIN: 042103634

** Social Security No. (voluntary) or
Federal Identification Number

* This license will not be issued unless this certification clause is signed by the applicant.

** Your Social Security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G.L. c 62s. 49A.

Date:

11/10/16



eTIPS On Premise 2.0

Issued: 10/18/2015

ID#: 4106924

SSN: XXX-XX-XXXX

Expires: 10/18/2018

D.O.B.: XX/XX/XXXX

Trena Haroutunian
249 Cooper Rd
Northbridge, MA 01534-1143

For service visit us online at www.gettips.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/10/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh USA Inc.
1717 Arch Street
Philadelphia, PA 19103-2797
Attn: Philadelphia.Certs@marsh.com Fax:212-948-0360

CONTACT
NAME:

PHONE:

(A/C, No, Ext):

FAX
(A/C, No):

E-MAIL:

ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Pinnacle Consortium of Higher Ed VT RRRG

11980

INSURER B : N/A

N/A

INSURER C : N/A

N/A

INSURER D :

INSURER E :

INSURER F :

J08254-GAUPr-16-17

INSURED
TRUSTEES OF TUFTS COLLEGE
ATTN: BRET MURRAY
169 HOLLAND STREET
SOMERVILLE, MA 02144

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		PCHE2016-14	07/01/2016	07/01/2017	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 2,500 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	N/A			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder is listed as an additional insured.

CERTIFICATE HOLDER

Town of Grafton
30 Providence Road
Grafton, MA 01519

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh USA Inc.

Manashi Mukherjee

Manashi Mukherjee

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LAW OFFICES OF

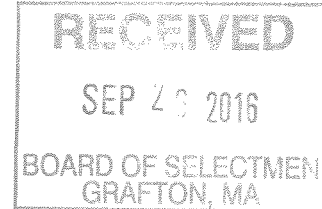
MOREIRA & FRIAS

JOSÉ P. MOREIRA
RICHARD FRIAS

145 MAIN STREET
HUDSON, MASSACHUSETTS 01749

TELEPHONE (978) 562-3456
FASCIMILE (978) 568-8028

September 22, 2016



Town of Grafton
Town Administrators Office
30 Providence Road
Grafton MA 01519

RE: Sale of 2 Flint Road, Grafton MA

To Whom It May Concern:

I spoke with Laura at the Selectman's Office this afternoon and she directed me to contact you with my request.

Attached is a Compliance Certificate, which was provided to me by the Dept. of HUD, for the transfer of the above-mentioned property.

Once the form has been executed by the proper individual from the Town of Grafton, please return it to me in the enclosed envelope for recording at the Middlesex South District Registry of Deeds.

Thank you for your assistance, and should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

The Law Offices of Moreira & Frias



Zelia Bairos Frias
Legal Assistant

LOCAL INITIATIVE PROGRAM

COMPLIANCE CERTIFICATE


The undersigned, being the _____ of the Town of Grafton (the "Municipality") and being the Chief Executive Officer of the Municipality, as that term is defined in regulations promulgated at 760 CMR 56.00 et seq. (the "regulations") which establish the Local Initiative Program (LIP), and the undersigned, being the Undersecretary of the Department of Housing and Community Development, the successor agency to the Executive Office of Communities and Development, a department duly organized and existing pursuant to Massachusetts General Laws Chapter 23B as amended by Chapter 19 of the Acts of 2007 with all powers of said executive office and department, or being the Undersecretary's duly authorized designee ("the Undersecretary"), certify as follows with respect to a certain deed rider annexed to and made part of that certain Deed from Westwood Associates, Inc. ("Grantor") to Wayne Winslow ("Grantee") dated September 22, 2009, recorded with the Worcester South Registry of Deeds ("Registry"), in Book 44943, Page 358 (the "Existing Deed Rider"):

1. The Property referred to herein is the Property described in the Existing Deed Rider.
2. Jairo G. Oliveira and Joselia D. Oliveira are the [check one] ☒ Eligible Purchasers ☐ Ineligible Purchaser of the Property (the "Purchaser").
3. The Maximum Resale Price for the Property is \$165,229. The total consideration to be paid to the Grantee for the purchase of the Property is \$161,990. The total consideration to be paid by the Purchaser for the purchase of the Property is \$165,229 (\$161,990 plus 2% resale fee). The Resale Price Multiplier to be used in subsequent transactions is 2.07.
4. The conveyance of the Property by the Grantee to the Purchaser is in compliance with the rights, restrictions, covenants and agreements contained in the Existing Deed Rider.
5. The Purchaser of the Property have executed a new deed rider with respect to the Property (the "New Deed Rider") which is satisfactory in form and substance to the Department of Housing and Community Development ("DHCD") and the Municipality.
6. The Municipality and the Undersecretary hereby acknowledge and confirm that upon the conveyance of the Property by the Grantee to the Purchaser, the recording of the New Deed Rider executed by the Purchaser more fully described in Paragraph 5 hereof, and the recording of this Compliance Certificate, the rights, restrictions, agreements, and covenants contained in the Existing Deed Rider shall be null and void.
7. All defined terms used herein shall have the definitions set forth in the Existing Deed Rider unless otherwise defined herein.

Executed as a sealed instrument this ____ day of _____, 20____.

Town of Grafton, acting by and through its Chief
Executive Officer

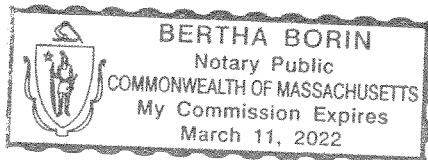
The Undersecretary of the Department of Housing
and Community Development,


By: 
Catherine Racer, Associate Director
Duly Authorized Designee

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 20th day of September, 2016, before me, the undersigned Notary Public, personally appeared Catherine Racer of the Department of Housing and Community Development (DHCD), duly authorized designee of the Undersecretary, and proved to me, through satisfactory evidence of identification, which was my personal knowledge, that she is the person whose name is signed on the foregoing Compliance Certificate and acknowledged to me that she signed it voluntarily for its stated purpose and that it is the free act and deed of DHCD.



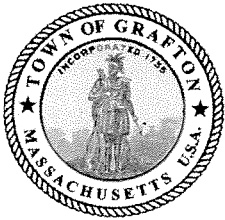

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, Chief Executive Officer of the Town of Grafton, and proved to me, through satisfactory evidence of identification which was _____, that he/she is the person whose name is signed on the foregoing Compliance Certificate and acknowledged to me that he/she signed it voluntarily for its stated purpose and that it is the free act and deed of the Town of Grafton.

Notary Public
Commission Expires:




TOWN OF GRAFTON
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GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
planningdept@graffon-ma.gov
www.graffon-ma.gov

PLANNING DEPARTMENT

M E M O R A N D U M

TO: Tim McInerney, Town Administrator
Board of Selectmen

FROM: Ann Morgan, Assistant Planner 

DATE: December 1, 2016

SUBJECT: Affordable Housing Unit – Request to Refinance
6 Peters Way – Dorothy Delman

Ms. Delman is in the process of refinancing her affordable unit located at 6 Peters Way. The closing date is December 6, 2016.

In accordance with the deed rider both the Town and DHCD are required to approve such a transaction. I have spoken with DHCD and they have processed the request and have found all documentation and affordability calculations to be in order. They require the Town's approval in written format – see attached sample letter provided by DHCD.

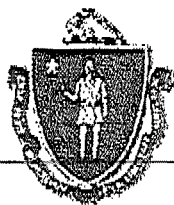
This transaction does not require the review of the Affordable Housing Trust as it does not involve the sale of the unit. All that is required at this time is action by your Board and submission of a letter to DHCD.

Thank you.

11-21-2016 16:51 FROM-

6175731330

T-287 P0001/C0004 F-048



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chryztal Kornegay, Undersecretary

November 21, 2016

Ms. Dorothy Delman
6 Peters Way
Grafton, Massachusetts 01536

Re: Refinance Instructions

Dear Ms. Delman:

As you requested, I am attaching refinance instructions for your home in Grafton. Please fill out the form at the back of the instructions in addition to all the requested information. Please send all required information to the Town of Grafton. The contact at the Town is Ann Morgan. She is the Assistant Town Planner. Her phone number is 508-839-5335 and her email address is morgana@graffton-ma.gov.

Please feel free to contact me at 617-573-1309 or bertha.borin@state.ma.us. My fax number is 617-573-1330.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bertha Borin".

Bertha Borin
Program Coordinator

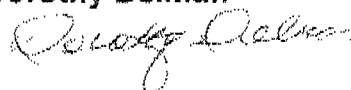
/bb
Enclosures

Ms. Ann Morgan

November 22, 2016

I am requesting to refinance my residence located at 6 Peters Way,
Grafton, MA. 01516

Thank You
Dorothy Delman

A handwritten signature in cursive script, appearing to read "Dorothy Delman", written in dark ink.

MEMORANDUM

TO: ~~Chris Jee~~
FROM: Bertha Borin
DATE: November 22, 2016
RE: LIP Refinance Request for 6 Peters Way, Grafton

Closing Date: December 6, 2016
Rate Lock Expires: January 30, 2017
Owner: Dorothy E. Delman
Address: 6 Peters Way, Grafton

MRP Calculation: 1.97 Multiplier x \$79,700 (100% AMI for 2016
Worcester HMFA/MSA) = \$157,009 (too low - set at
original purchase price of \$157,300) + 2% resale
fee = \$160,446

97% of MRP: \$152,581

Balance of current mortgage: \$104,831 (1st mtg.)
31,460
\$136,291

DHCD Mortgage: ☒ Yes ☐ No

Any current liens on property: ☐ Yes ☒ No

New Loan amount: \$140,000

Loan Terms: 30-year fixed @ 3.375%, 0.21 points

Lender: Santander Bank

Total debt after loan: \$140,000

Town approval letter in file: In process

Closing Attorney: Jay Macklow, Esq.
Landman Akashian, LLP
255 Park Avenue, Suite 1102
Worcester, MA 01609
508-797-3400 (O)
508-797-3404 (F)
jmacklow1@verizon.net

[TOWN LETTERHEAD]

[DATE]

[NAME OF HOMEOWNER]
[ADDRESS OF HOMEOWNER]

Dear _____:

At their meeting of [DATE], the _____ Board of Selectmen voted to approve your request to refinance your home at [ADDRESS OF HOMEOWNER].

The vote of approval stipulated that the loan be at a fixed rate and the principal loan amount should not exceed [\$_____].

You may now proceed with your loan, subject to obtaining the prior written approval of the Department of Housing and Community Development. By copy of this letter to that Agency, we are confirming that the Town of _____ has approved your request.

Sincerely,

Town Administrator/Manager

Enclosure

cc: Bertha Borin, DHCD

Selectmen's Meeting - December 6, 2016

2017 LICENSE RENEWAL

Common Victualler

American Legion Post 92	69 Worcester St.	David Callahan
Anzio Pizza	135 Westboro Rd. 01536	Todd Harrington
Art Bradish Stand,	39 Shrewsbury Street	Richard E. Bradish
Best In Show	72 Worcester St.	Francis D. Knapp
Breakfast at Stephanies	156 Main Street	Stephanie Miller
Bushel N Peck	8 Worcester St., 01536	Michael Bartosiewicz
Cancun's Mexican Restaurant	75 Worcester St.	Maria Elena Delgadillo
Central Square Gifts, LLC	2 Grafton Common	Carol Dauphinais
CRI Inc., Ricks Hilltop	59 Maple Ave.	Janet Kuchinski
Donut Star	204 Worcester Street	Chhun Moy Khov
Grafton Donuts Inc., Dunkin Donuts	72 Worcester St.	Brian Marino
Grafton Pizza	204 Worcester St	Makram A. Salib
J & J Tavern	136 Magill Drive	John H. Magill
Lake Ripple Xtra Mart	87 Worcester Street	Drake Petroleum Company Inc.
Lakeview Pizza	78 Worcester Street	Mamdough Abdalla
Loaves & Fishes	200 Westboro Rd.	Leah D. Surprenant
New Fancy House of Pizza	3 Main Street	Emad Saad
King Jade II Garden Restaurant	78 Worcester St.	Jin Ying Chen
Pearl Café	198 Worcester St.	Xiuliang Zou
Pecorino Cheese	135 Westboro Rd	Simone Linsin
Pepperoni Express	92 Worcester Street	Lakis Theoharis
Peters Catering	296 Upton Street	Michael Peters
Polish American Club	7 Main Street	Peter Wojnar
Pub 122, Sanham, Inc	215 Worcester Street	Guarav Sharma
Ricks Hilltop Lounge	59 Maple Ave.	Janet Kuchinski
Stephanies Daily Grind	79 Worcester St.	Stephanie Miller
Subway Sandwiches of Grafton	100 Worcester Street	Dimple Desai
The Buggy Whip, Inc.	343 Providence Rd.	Joseph K. Garabedian
The Olde Post Office Pub, Inc.	Ray Street	Edward J. Whiterell
Wongs Restaurant, Zhen Mei Inc	62 Upton Street	Mei Ping Situ

GARAGE LICENSES I, II & III

Class I Garage

Anderson Automotive	122 Worcester Street	Forbes L. Anderson
Atlantic Turtle Top, Inc.	110 Worcester Street	Robert G. Flynn, Sr.

2017 LICENSE RENEWAL

CLASS II Garage

Collette Motors, Inc.	37 Main Street	Robert E. Collette
Dave's Auto & Truck	11 Faulkner Rd.	David B. Fleming, Sr.
Fred's Used Cars, Inc.	277 Upton Street	Frederick C. Ferry, III
George Jordan & Son	4 Worcester Street	Joseph Carroll
Grafton Foreign Motors	165 Worcester Street, PO 476	Patric G. Rooney
Graveson Transmission and Auto Repair, LLC; 99 Creeper Hill		Jason Graveson
Ram Auto,	143 Main St.	Marie Momgiane
MacKoul's Cars Inc.	220 Worcester Street	Richard T. Mackoul
Neighborhood Car Care Center	290 Providence Rd.	Charles Boyle
Noel's Auto Sales, Inc.	218 Worcester Street	Michael F. Noel
Roger's Auto Service/RFS Auto Repair	213 Worcester St.	Roger F. Samuelson
Route 140 Wholesale Auto Sales	281 Upton St.	Ron Ernewein
Sam's Auto Service	50 North Main St.	John H. Hall
Z-A Auto Sales Inc	21 Shrewsbury Street	Ahmad Semrin

CLASS III Garage

George Jordan & Son	4 Worcester Street	George & Joseph Carroll
Grafton Auto Service	101 Worcester St	Michael Awde
ML Norwood Auto Recycling	123-125 Adams Rd.	Mark L. Norwood

MUSIC

American Legion Post #92	69 Worcester Street	David K. Callahan
Cancun's Mexican Restaurant	75 Worcester St.	Maria Elena Delgadillo
CRI Inc., Ricks Hilltop	59 Maple Ave.	Janet Kuchinsky
J & J Tavern	136 Magill Drive	John H. Magill
Polish National Home Association	7 Main Street	Peter Wojnar
The Olde Post Office Pub, Inc.	Ray Street	Edward J. Whiterell
Yue Cheong Corp., Wongs Restaurant	62 Upton Street	Mei Ping Situ

INN HOLDER

Grafton Inn	25 Central Street	James Hunter Jr.
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POOL TABLE

Delisle Goulet Post 92	68 Worcester Street	David Callahan
Polish National Home	7 Main Street	Peter Wojnar

2017 LICENSE RENEWAL

RESTAURANT - ALL ALCOHOLIC (10 Licenses issued, 14 Licenses Permitted - 5 Available)

Ricks Hilltop	59 Maple Ave	Janet Kuchinski
Grafton Grill	Bridge Street	Belfiori
Quatro Amigo's Inc. d/b/a Cancun's Mexican Restaurant	75 Worcester Str	Mary Elena Delgadillo
J & J Tavern	136 Magill Drive	John Magill
Olde Post Office Pub Inc	Ray Street	Edward J. Whiterell
Yue Cheong Corporation, Wong's Restaurant,	62 Upton Street	Mei Ping Situ
Cheng Du / Fontan Restaurant Inc.	387 Providence Rd.	Kuo Rung Tang

*** Club Licenses and Innholders are part of the All Alcoholic count**

RESTAURANT - WINE & MALT (2 Issued, 5 Licenses Permitted - 2 Available)

Pepperoni Express	92 Worcester St.	Lakis Theodoras
Anzio's Brick Oven Pizza	135 Westboro Rd.	Todd Harrington
Grafton Flea Market	296 Upton Street	Michael Peters

PACKAGE STORE - ALL ALCOHOLIC (Three Licenses Permitted - None Available)

Grafton Liquors, Inc.	77 Worcester Street	Bruce Chalupka
Narayan LLC D/B/A Five Star Liquors	197 Worcester Street	Sanjaykumar V. Naik
Valley Plaza Discount Liquors	43 Main Street	Taral S. Naik

PACKAGE STORE - WINE & MALT (2 Issued, 5 Licenses Permitted - 3 Available)

Hema Investment Inc d/b/a Ultra Mart	215 Worcester St.	Manish Patel
Pecorino	135 Westboro Rd.	Simone Linsin

INN HOLDERS - ALL ALCOHOLIC

JJH Investments, Inc., Grafton Inn	25 Central Square	James Hunter Jr.
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(Included in the All Alcoholic count)

CLUB - ALL ALCOHOLIC (Included as part of the All Alcoholic count)

Delisle Goulet Post #92, American Legior	69 Worcester Street	David R. Callahan
Polish National Home Association	7 Main Street	Kenneth "Chip" Hudson

TAXI CAB

Grafton Taxi & Transport	50 North Main Street	John R. Martin
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**COMMONWEALTH OF MASSACHUSETTS
TOWN OF GRAFTON
SPECIAL TOWN MEETING – JANUARY 9, 2017**

WARRANT

Worcester, ss:

To Any of the Constables of the Town of Grafton, in the County of Worcester

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are directed to notify and warn the inhabitants of the Town of Grafton, qualified to vote in elections and Town affairs, to meet in the Grafton High School Auditorium at the Grafton High School on Monday, the Ninth Day of January, 2017 at Seven Thirty PM (7:30PM) and act on the following articles, to wit:

ARTICLE 1. DESIGNATE 4.07 ACRES OF TOWN-OWNED LAND TO LIBRARY EXPANSION PROJECT

To see if the Town will vote, pursuant to G. L. c. 40 section 15A and all other applicable legal authority, to transfer from the Board of Selectmen to the Board of Library Trustees the care, custody, management and control of the land on Upton Street shown on that certain plan of land consisting of 4.07 acres, more or less, according to such plan, the Board of Selectmen having determined that such land is no longer needed for other town purposes, provided that the Board of Library Trustees shall hold and use such land for the purpose of constructing and operating a new library building, or to take any other action in connection therewith, with said land reverting back to Town control should the grant or subsequent required Town Meeting votes for grant approvals fail.

Submitted by: Library Planning and Building
Committee

ARTICLE 2. ADJUST FY17 OPERATING BUDGET

To see if the Town will vote to transfer \$17,000 from the Police Department Administrative Personnel Salaries account (1.210.1.5113) to the Building Repair and Maintenance account (1.210.2.5250) for the purposes of replacing the department's access

control/security management system, and to transfer \$20,000 from Free Cash to the Town Administrator's Professional/Technical account (1.123.2.5300) for the purposes of completing an Emergency Evacuation Plan for the proposed propane facility.

Submitted by: Town Administrator

DRAFT

And you are directed to serve this Warrant by posting up an attested copy thereof in some conspicuous place in each of the precincts of the Town at least fourteen days before said meeting.

Hereof fail not and make due return of this Warrant, with your doings thereon to the Town Clerk, at the time and place of meeting as aforesaid.

Given under our hands this _____ day of December in the year of our Lord Two Thousand Sixteen.

BOARD OF SELECTMEN

TOWN OF GRAFTON

Jennifer Thomas, Chairman

Bruce Spinney III, Vice Chairman

Sargon Hanna, Clerk

Craig Dauphinais

Brook Padgett

A TRUE COPY,
ATTEST:

December ____, 2016

I have complied with the requirements of the above Warrant and with the Town of Grafton By-Laws by posting an attest copy of the Warrant in some conspicuous place in each of the precincts of the town on the above date.

Constable of Grafton

Arbor Day Proclamation

- Whereas:** In the year 1646, in the Town of Boston of the Massachusetts Bay Colony, the first recorded public tree planting in the new world took place as a community effort involving men, woman and children; and
- Whereas:** Arbor day which was begun 145 years ago by J. Sterling Morton, is observed traditionally in Massachusetts on the last Friday in April by the planting of trees as a living reminder that all citizens bear the responsibility of stewardship; and
- Whereas:** Trees can moderate the temperature, cut heating and cooling costs, clean the air, produce oxygen, lower the greenhouse effect, and provide habitat for wildlife; and
- Whereas:** Trees increase property values, enhance the economic viability of business areas, and beautify our communities; and
- Whereas:** Trees, wherever they are planted, are a source of joy and spiritual reward,

NOW, THEREFORE, The Board of Selectmen with the Town Administrator, in accordance with the General Laws, does hereby proclaim that April 28, 2017 to be

ARBOR DAY

And urge the citizens of Grafton to support efforts to protect our trees and woodlands and to support community tree care programs; and further, we urge all citizens to plant trees, and otherwise take cognizance of this event and participate fittingly in its observance.

Signed by:

Jennifer Thomas - Chairman